

ARCHITECTURAL PRESERVATION DISTRICTS



In the **Architectural Preservation District**, designs for new buildings should be compatible with the neighboring buildings. New buildings need not imitate existing buildings in order to be compatible. Well-designed buildings that respect the scale and character of the existing buildings but in a modern idiom, such as the Kinnamon Townhouses on North Boundary Street, can be successful infill projects in older neighborhoods. Due to different characteristics of dwellings in the **Architectural Preservation District** the District is broken into three zones: the AP-1 zone, which contains the Colonial Williamsburg Historic Area, areas adjacent to the Colonial Williamsburg Historic Area, the old campus of William and Mary, and the National Register Historic Districts of Pollard Park and Chandler Court; the AP-2 zone, which contains the older neighborhoods surrounding the AP-1 zone, such as College Terrace, Burns Lane, Indian Springs, West Williamsburg and Capitol Landing Road; and the AP-3 zone, which contains post World War II Colonial Revival and more modern style dwellings such those located in Pinecrest, Capitol Court and West Williamsburg Heights. Each zone in the **Architectural Preservation District** has its own character and thereby it's own guidelines.

APPROVAL OF NEW MATERIALS

The Architectural Review Board will continue to review new materials on a regular basis. New materials may be presented to the Board during any regular meeting, and should include a sample of the material and the manufacturer's specifications for the material. If the Board determines that the **Design Review Guidelines** should be amended to include the new material, the Board may initiate an amendment to the Guidelines in accord with Article IX, Architectural Review, Sec. 21-853(h), of the Zoning Ordinance.

ARCHITECTURAL PRESERVATION DISTRICT ZONE 1 (AP-1)

Architectural Preservation District Zone 1 contains the Colonial Williamsburg Historic Area, areas adjacent to the Colonial Williamsburg Historic Area, the old campus of William and Mary, and the National Register Historic Districts of Pollard Park and Chandler Court. These areas have a



multitude of designs ranging from modest bungalows, gabled colonial revival styles, Dutch colonial revival styles, Virginia gambrel colonial revival style and vernacular dwellings.



ARCHITECTURAL PRESERVATION DISTRICT ZONE 2 (AP-2)

Architectural Preservation District Zone 2 (AP-2) contains older neighborhoods surrounding AP-1 zone in the City such as College Terrace, Burns Lane, Indian Springs, West Williamsburg and Capitol Heights. These areas have a multitude of styles ranging from modest bungalows, gabled colonial revival, Dutch colonial revival, Virginia gambrel colonial revival and vernacular dwellings.



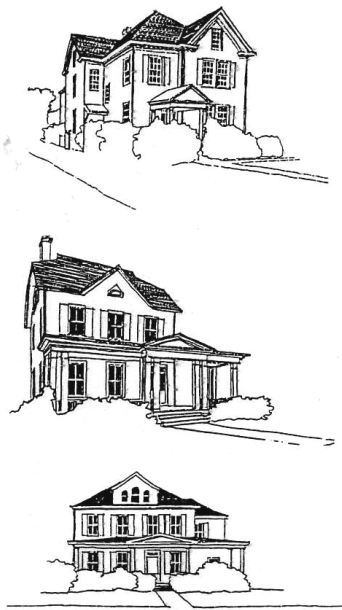
ARCHITECTURAL PRESERVATION DISTRICT ZONE 3 (AP-3)

This zone contains neighborhoods that were constructed post World War II Colonial Revival and a more modern style dwelling which include the Pinecrest Subdivision, West Williamsburg Heights Subdivision, and Capitol Court.



GENERAL DESIGN CRITERIA

- The purpose of these guidelines is to describe a range of prescriptive architectural practices that can be employed in numerous ways, but still assure that any new construction, addition or alteration of existing structures will be done in such a way as to complement and contribute to the existing scale and character of the area.
- New architecture should not replicate or imitate historic buildings, but be an evolution of and compatible with Williamsburg's design traditions, forms and materials. Replications of 18th century buildings in the Colonial Williamsburg historic area or elsewhere are not acceptable. Revivalist style buildings can be faithful to and compatible with the architectural traditions of this locale without being copies of ones in the restored area.
- Traditional architecture styles associated with Williamsburg include Colonial Revival, Georgian Revival, and Tidewater Virginia Vernacular. These





styles provide flexibility of design and innovative possibilities for responding to the existing pattern of development, thus fitting into and building up patterns in the cityscape. Adaptations of these prevalent architectural styles ensure long-term compatibility with the city and enhance opportunities for adaptive use of buildings.

- New construction designs should be avoided which create unbalanced visual images in the City. For example, in a neighborhood of two-story, vertically oriented houses (Colonial Revival, Victorian, etc,) an infill project with a one-story, horizontally oriented design such as a Ranch house may not be appropriate.
- The designer for infill construction should examine and evaluate the structural and natural forms that will affect the project and should creatively design a compatible solution that respects the scale and palette of neighboring architectural features.

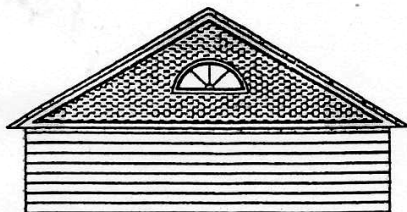


Typical Architectural Infill

- Side and rear elevations should contain the same design elements and materials as the front façade.

ARCHITECTURAL ELEMENTS

WALLS in the AP-1 Zone

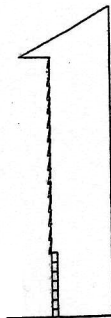


Appropriate Material Transition

- Materials which reflect the city's traditions are highly encouraged.
- Buildings shall be constructed of brick or horizontal wood siding. Siding shall have an exposure between six and eight inches and may have a beaded edge; the intended effect is to create a play of light and shadow on the wall surface.



*36" Brick Foundation
Maximum before Siding*



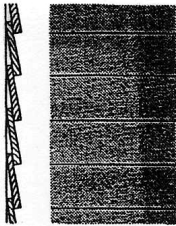
- The painting of unpainted natural brick surfaces is discouraged. If extenuating circumstances exist that require the painting of natural brick then the Board will review these circumstances on a case-by-case basis.
- Synthetic siding shall not be allowed for new construction or as a replacement material for metal, stucco, drivit, aluminum and vinyl siding.
- Existing wood siding shall be retained, repaired and repainted.
- Replacement of existing siding:
 1. Existing siding may be replaced in kind with the same type of siding provided it matches the existing siding in color, size and thickness.
 2. If the existing siding is not replaced in kind, any new replacement siding requires approval from the Architectural Review Board and the new siding shall be horizontal wood or brick.
- Small additions may be constructed with the same type of siding that is on the building provided that the total wall area of the addition does not exceed 20% of the total wall area for the existing building. The siding material for the small addition shall match the existing siding material in color, size and thickness.
- Any wall should be built of not more than two materials, and those materials should change along a horizontal line such as a floor line or gable end – with the heavier material (brick) always being below the lighter material.
- Synthetic trim materials shall not be allowed for new construction or as a replacement material for existing wood trim.
- Buildings with siding require foundation walls and piers of finished brick. These walls should be no less than 24 inches above grade, but should not exceed 36 inches, unless grade changes dictate more.



- Retaining walls at frontages and in front yards should be built of brick. Retaining walls not visible from the street can be brick, interlocking block or smooth finished concrete.
- Openings in walls such as arcades or breezeways should have vertically proportioned openings (see following section on “Openings”).

Acceptable Materials for Exterior Walls in the AP-1 Zone

- Clapboard wood siding (painted). Beaded siding is preferred.
- Board and batten siding (painted).
- Tongue and Groove vertical wood siding (painted).
- Shiplap vertical wood siding (painted).
- Wood shingles (painted).
- Brick that is consistent with the brick traditionally used in the area. All of these shall have a buff or gray mortars. White mortar is not recommended.



Clapboard Siding

Unacceptable Materials for Exterior Walls in the AP-1 Zone

- Metal siding that is exposed, galvanized, aluminum or other shiny metal materials.
- Stucco and drivit.
- Aluminum and vinyl siding.
- Tile-faced or ceramic-faced masonry units.
- Varnished, epoxy-finished or otherwise shiny materials.
- White mortar.
- Synthetic siding to include cementitious siding.
- Synthetic trim materials.

WALLS in the AP-2 Zone



- Materials which reflect the city's traditions are highly encouraged.
- New buildings shall be constructed of brick, horizontal wood siding or cementitious siding that resembles horizontal wood siding. Siding shall have an exposure between six and eight inches and may have a beaded edge; the intended effect is to create a play of light and shadow on the wall surface.
- The painting of unpainted natural brick surfaces is discouraged. If extenuating circumstances exist that require the painting of natural brick then the Board will review these circumstances on a case-by-case basis.
- Existing wood siding shall be retained, repaired and repainted.
- Replacement of existing siding:
 1. Existing siding may be replaced in kind with the same type of siding provided it matches the existing siding in color, size and thickness.
 2. Except for buildings listed on or eligible for the National Register of Historic Places (Appendix 6), the Architectural Review Board may grant the following exceptions on a case-by-case basis:
 - a. If the original siding material is brick or wood and it is covered with a synthetic material and cannot be replaced in kind because the existing siding is no longer available in the market, replacement with other types of similar synthetic siding may be considered as follows, provided that the original brick or wood material is not removed:
 - Aluminum siding may be replaced with vinyl siding that resembles horizontal wood siding.
 - Asbestos siding may be replaced with vinyl siding that resembles horizontal wood siding.



- Masonite or other hardboard siding may be replaced with vinyl siding that resembles horizontal wood siding.
- b. If the original siding material is a synthetic material and cannot be replaced in kind because the existing siding is no longer available in the market, replacement with other types of similar synthetic siding may be considered as follows:
 - Aluminum siding may be replaced with vinyl or cementitious siding that resembles horizontal wood siding.
 - Vinyl siding may be replaced with cementitious siding that resembles horizontal wood siding.
 - Asbestos siding may be replaced with cementitious siding that resembles horizontal wood siding.
 - Masonite or other hardboard siding may be replaced with cementitious siding that resembles horizontal wood siding.
- c. If vinyl siding is approved for use, it shall meet the following standards:

Standard: ASTM D3679 is the accepted industry standard for quality.

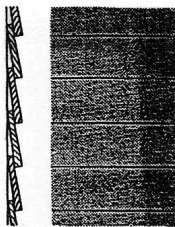
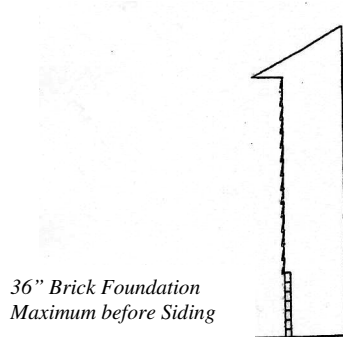
Thickness: A minimum thickness of 0.042 inches is required for impact resistance and durability.

Style: A beaded siding with a minimum of 6.5 inches of exposure is required.

Color: White, ivory, and other soft, colonial style colors are recommended.

Applicants must provide specifications of their vinyl siding and trim details with their application. The specifications must address the items listed above. When applying vinyl siding over existing siding it is important to consider retaining trim details with their applications.

d. Damaged or deteriorated wood siding may be considered for replacement with cementitious siding that resembles horizontal wood siding.

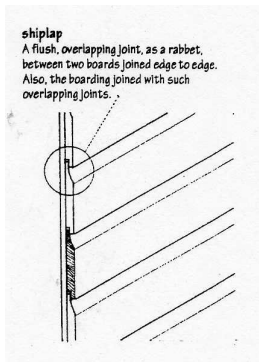


Clapboard Siding

- Small additions may be constructed with the same type of siding that is on the building provided that the total wall area of the addition does not exceed 20% of the total wall area for the existing building. The siding material for the small addition shall match the existing siding material in color, size and thickness.
- Any wall should be built of not more than two materials, and those materials should change along a horizontal line such as a floor line or gable end – with the heavier material (brick) always being below the lighter material.
- High quality synthetic materials that resemble wood may be approved for use as trim on a case-by-case basis.
- Buildings with siding will construct their foundation walls and piers of finished brick. These walls should be no less than 24 inches above grade, but should not exceed 36 inches, unless grade changes dictate more.
- Retaining walls at frontages and in front yards should be built of brick. Retaining walls not visible from the street can be brick, interlocking block or smooth finished concrete.
- Openings in walls such as arcades or breezeways should have vertically proportioned openings (see following section on “Openings”).

Acceptable Materials for Exterior Walls in the AP-2 Zone

- Clapboard wood siding (painted). Beaded siding is preferred.
- Board and batten siding (painted).
- Tongue and Groove vertical wood siding (painted).



- Shiplap vertical wood siding (painted).
- Wood shingles (painted).
- Brick that is consistent with the brick traditionally used in the area. All of these shall have a buff or gray mortars. White mortar is not recommended.
- A cementitious siding that resembles horizontal wood siding with an exposure between six and eight inches with or without a beaded edge may be acceptable if the above wall requirements are met.

Unacceptable Materials for Exterior Walls in the AP-2 Zone



- Metal siding that is exposed, galvanized, aluminum or other shiny metal materials.
- Stucco and drivit.
- Aluminum and vinyl siding.
- Tile-faced or ceramic-faced masonry units.
- Varnished, epoxy-finished or otherwise shiny materials.
- White mortar.

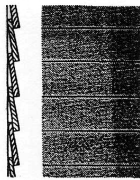
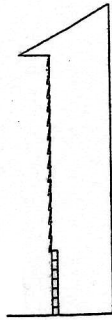
WALLS in the AP-3 Zone



- There is a wide range of materials that are used in the construction of building walls in these neighborhoods. The materials used are typically brick, wood, vinyl, aluminum, composite, and asphalt siding, which are permitted.
- Wood siding should be horizontal with approximately six inches to the weather. Cedar shingles may also be used on particular elements of a building, such as dormers or attic-level gable ends. In general, shingles may be combined with wood siding when the material change occurs horizontally, typically at a floor line or gable end. These shingles may be square cut or scalloped with a maximum of ten inches to the

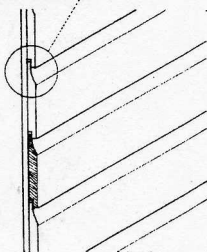


36" Brick Foundation
Maximum before Siding



Clapboard Siding

shiplap
A flush, overlapping joint, as a rabbet,
between two boards joined edge to edge.
Also, the boarding joined with such
overlapping joints.



weather. All wood siding and shingles should be sealed with paint or opaque stain. Trim should be made of trim-grade lumber, not to exceed two inches in actual thickness, six inches in width at corners and four inches around openings – except for the front door which can be of any size or configuration.

- Any wall should be built of not more than two materials, and those materials should change along a horizontal line such as a floor line or gable end – with the heavier material (brick) always being below the lighter material.
- High quality synthetic materials that resemble wood may be approved for use as trim on a case-by-case basis.
- Buildings with siding require foundation walls and piers of finished brick. These walls should be no less than 24 inches above grade, but should not exceed 36 inches, unless grade changes dictate more.
- Retaining walls at frontages and in front yards should be built of brick. Retaining walls not visible from the street can be brick or smooth finished concrete.
- Openings in walls such as arcades or breezeways should have vertically proportioned openings (see following section on “Openings”).

Acceptable Materials for Exterior Walls in the AP-3 Zone

- Clapboard wood siding (painted). Beaded siding is preferred.
- Board and batten wood siding (painted).
- Tongue and Groove vertical wood siding (painted).
- Shiplap vertical wood siding (painted).
- Wood shingles (painted).
- A cementitious siding that resembles authentic horizontal wood siding.



- Vinyl siding as new siding or replacement siding must shall meet the following requirements and be approved on a case-by-case basis.

Standard: ASTM D3679 is the accepted industry standard for quality.

Thickness: A minimum thickness of 0.042 inches is required for impact resistance and durability.

Style: A beaded siding with a minimum of 6.5 inches of exposure is required.

Color: White, ivory, and other soft, colonial style colors are recommended.

Applicants must provide specifications of their vinyl siding and trim details with their application. The specifications must address the items listed above. When applying vinyl siding over existing siding it is important to consider retaining trim details with their applications.

- Brick with buff or gray mortars. White mortar is not recommended.
- The painting of unpainted natural brick surfaces is discouraged. If extenuating circumstances exist that require the painting of natural brick then the Board will review these circumstances on a case-by-case basis.

Unacceptable Materials for Exterior Walls in the AP-3 Zone

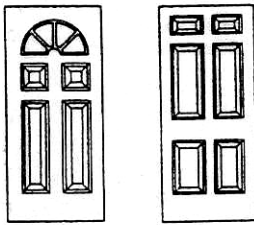
- Metal siding that is exposed, galvanized, aluminum or other shiny metal materials.
- Stucco and drivit.
- Tile-faced or ceramic-faced masonry units.
- Varnished, epoxy-finished or otherwise shiny materials.
- White mortar.

Acceptable Color for Exterior Walls in the AP-1; AP-2 and AP-3 Zones

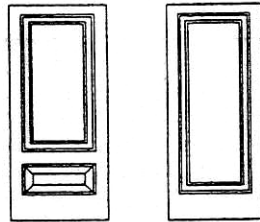
- Wood siding and trim on buildings shall be stained or sealed a natural earth tone or should be painted using colors from the Martin Senour “Williamsburg” exterior paint colors or from the Sherwin Williams “Preservation Palette.” The latter’s “Postwar Romanticism” selection is excluded from the approved colors. Painted siding and trim should be limited to two colors unless additional colors are approved by the Board on a case-by-case basis.
- Existing single-family dwellings or commercial buildings may duplicate or match existing color schemes without approval from the Architectural Review Board.
- Any new color schemes for single-family dwellings that are proposed to be applied to already painted surfaces and which are comprised of no more than two colors from the approved color palettes mentioned above may be repainted without approval from the Architectural Review Board.
- Any new color schemes for commercial buildings must be approved by the Architectural Review Board. New color schemes should respect the architectural style of the building and colors of existing signage for any businesses on the property.

Unacceptable Colors for Exterior Walls in AP-1; AP-2 and AP-3 Zones

- Brick that is bright red, orangish-red, pink, light red, or other colors. Brick color should be a through-the-body color.
- Siding that is pink, bright silver, red, bright green blue, or a color that would draw attention or be otherwise visually out of character with the area.



Front Door Example

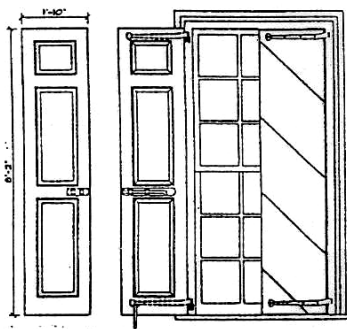


Screen Door Example



OPENINGS in the (AP-1; AP-2 and AP-3 Zones)

- Openings include doors and windows and any associated elements such as shutters, awnings, storm doors, etc.
- Entrance doors should be raised panel or some variation thereof. Windows, side lights and transoms in entrance doors are permitted, provided they are proportioned and appropriate for the specific style of building. Flush doors with applied trim are not permitted.
- Storm doors should be made of painted wood or anodized aluminum and have a full view window. Storm doors should relate to the architectural character of the entrance.
- Screen doors should be made of wood with full view, shuttered, or appropriate for the specific style of the building.
- Garage doors, utility doors, and service doors should be painted wood or aluminum and should correspond with the style of the dwelling.
- Windows should be rectangular single, double, or triple hung or operable casement type. Semi-circular, circular, or hexagonal windows are permitted, but with minimal application. Windows on the ground floor should be the same proportion but slight larger than windows on the upper floors. Window openings in upper stories should be centered directly over openings in the first story whenever possible. Openings in gable ends must be centered. Window openings should be at least two feet from building corners. Total glazed area on the street frontage should not exceed 30 percent of the total surface.
- Windows with exterior muntins must be either true-divided lights or simulated true divided lights with painted wood; vinyl clad wood or pre-finished aluminum clad wood in AP-1 and AP-2 Zones.

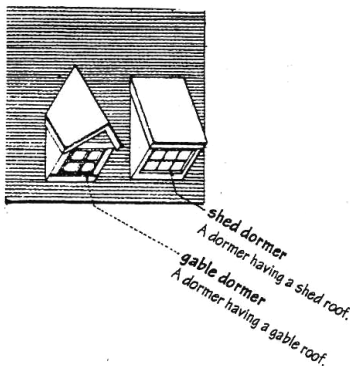


- Windows with interior muntins with painted wood, vinyl clad wood or pre-finished aluminum clad wood are permitted in the AP-3 Zone only.
- Windows contribute to the façade of a building and will be evaluated on: (1) the pattern of the openings and their size; (2) proportions of the frame and sash; (3) configuration of window panes; (4) muntin profiles; (5) material; (6) paint color; (7) characteristics of the glass; and (8) details or decorative elements.
- Windows for buildings eligible or listed on the National Register of Historic Places shall meet the following criteria in the order listed:
 1. Restore original, i.e., repair existing sash and frames - careful repair is always the first choice.
 2. Copies of original, i.e., replace existing sash and frames with duplicates in wood following the early form and details.
 3. Replacement, i.e., with single-glazed wooden windows of the same form and details but with energy panels set on the inside. The energy panels can be secured with Velcro or magnets to the inner frame.
 4. Replacement, i.e., with double insulated wooden sash with true-divided lights, using other than mill (silver) finish. The frames and sash arrangements (proportion and size of panes) should match the early sash.
- Shutters in AP-1 and AP-2 Zones shall be made of wood (painted), operable including appropriate hardware, and sized to fit the opening. Shutters should not appear to be attached permanently to the wall. The use of vinyl shutters in AP-1 and AP-2 Zones is not appropriate.
- Shutters in the AP-3 Zone shall be wood or vinyl that are sized to fit the opening and appear to be operable.



- Fabric awnings on residential buildings should be made of canvas or other similar fabric and should have side panels. Aluminum awnings are not appropriate.
- Fabric awnings on commercial buildings should be made of canvas or other similar fabric (aluminum awnings are not recommended) and should have side panels.
- Openings in porches or arcades should always be vertically proportioned.

ROOFS in the AP-1; AP-2 and AP-3 Zones



- The types of wood-framed roofs typically fall into categories of symmetrical gables, gambrels, or hip roofs. Gables are the most prevalent. Primary roofs should have slopes no less than 8:12. Secondary roofs may have slopes less than 8:12 depending on the material used (i.e. metal roof over porches can be less than 8:12, whereas a shingled roof should not be less than 8:12). On residential structures, flat roofs should be used only as occupiable areas directly accessible from outdoors. These must have appropriate parapets or railings.
- Steep gable roofs like the “Swiss Chalet” shall not be used (pitches in excess of 12:14).
- Single plane pitched roofs for houses shall not be used on the main house but can be used on wings.
- Roofs over secondary entrances shall be shed roofs supported by wooden brackets.
- Dormers should have gabled, hipped, or shed roofs.
- Roof materials should be wood shingles, slate, architectural grade fiberglass shingles or cementitious shingles. Metal roofs are recommended for porch roofs or other ancillary elements. Metal should be copper or galvalume type. Colored anodized metal roofs should be gray or other neutral tones. Flashing may be copper, vinyl or anodized aluminum. (Note: copper roofs, gutters, and flashing should not be



painted or sealed but should be permitted to age naturally). Gutters and downspouts should be made of copper or anodized aluminum and may be half-round or ogee. Where gutters are not used, it is recommended that brick or gravel be placed at the drip line.

- Gable roof ends should have a minimum overhang of 12 inches.
- Roof penetrations should be on the rear slope of roofs and painted to match the color of the roof. Skylights should be flat and mounted on the rear slope of the roof and should not be visible from any public area.

Acceptable Roofing Material in the AP-1; AP-2 and AP-3 Zones



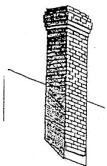
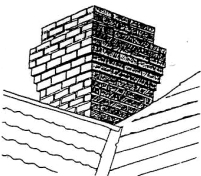
- Wood shingles that are permitted to weather naturally.
- Treated wood shingles or shakes, which have a natural gray color.
- Standing seam copper roofs that are permitted to weather naturally.
- Architectural grade (includes dimensional shingles) fiberglass shingles with texture from the range of colors represented by the TAMKO Heritage Premium fiberglass shingle color series does not need to be reviewed by the Architectural Review Board.
- Slate in medium gray or charcoal color.
- Textured concrete shingles in gray or buff-gray color.
- Standing seam metal roofs, which are medium gray, dark gray, grayish brown, black, charcoal gray, or dark grayish-brown. Colors should be soft earth tone, of medium to dark value with low reflectivity.
- Roof vents, metal chimneys, metal chimney caps, and plumbing vents shall match the color of the roof be black, dark gray, or bronze in color.



- Plastic vents should be painted to match the roof and should be on the back side and not on the street side.
- Skylights should have black, bronze, or gray trim. Skylights should not be placed on the front elevation.
- Replacement of existing roofing material that duplicates or matches the existing material does not require approval from the Architectural Review Board.

Unacceptable Roofing Material in the AP-1; AP-2 and AP-3 Zones

- Shiny metal roofs.
- Shiny metal, exposed aluminum or exposed galvanized metal roofs.
- Metal roofs of the following colors; white, light tan, pink, red, maroon, light blue, medium blue, dark blue, bright green, medium gray, orange, brownish-orange, etc. Metal roofs that attract attention by their color, contrast, brightness, and reflectivity are discouraged.
- Ceramic or synthetic ceramic roofing tiles.
- Metal shingles or stamped metal decorative roofing panels.
- Flat roofs.
- Plastic, vinyl or other high visibility synthetic roofs.
- Shiny metal roof vents, fireplace stacks, plumbing vents, or other pipes.



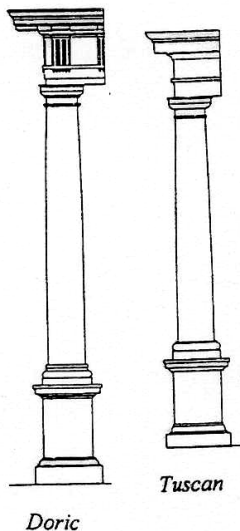
CHIMNEYS in the AP-1; AP-2 and AP-3 Zones

- Chimneys can be used but are not required. They should be constructed of brick (unpainted) or if constructed with the same material as the siding of the building, painted to match the building. Stucco is not permitted. Chimneys should be capped to conceal spark arresters. Primary chimneys should be rectilinear in plan and are preferred to have a corbelled termination in keeping with existing types.



PORCHES in the AP-1; AP-2 and AP-3 Zones

- Porches are another common element on residential buildings.
- In general, porches with a narrow frontage should be no less than 6 feet deep, while porches with a wide frontage should be at least 8 feet deep. Screened porches must be framed with painted wood and located on the side or rear of structures. Lighting on porches should be discrete.

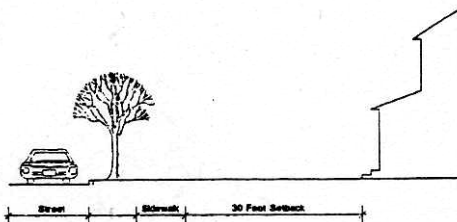
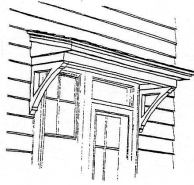
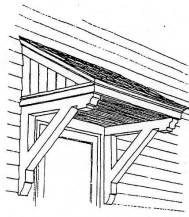


COLUMNS, POSTS in the AP-1; AP-2 and AP-3 Zones

- Columns are preferred to be Tuscan or Doric orders, although other types exist within the area. When used, columns should have correct proportions and profiles as described in *The American Vignola*. Nothing should be attached to columns. Columns should be made of wood, although certain grades of fiberglass columns are acceptable. Flagpoles under 6 feet long may be mounted at an angle to building walls.
- All posts should be no less than 5 x 5 inches and have chamfered corners.
- Columns and posts should be sealed with paint or opaque stain.

DECKS AND TERRACES in the AP-1; AP-2 and AP-3 Zones

- Modern designed decks are not appropriate in AP-1 and AP-2 Zones.
- Brick or wooden terraces or open porches are more appropriate and should be designed to match the style of building in AP-1 and AP-2 Zones.
- Decks are to be located in the rear yard only and must be painted or stained to match the main building in the AP-3 Zone.
- Terraces and open porches shall be painted or stained to match the main building.



Typical Setback

STOOPS in the AP-1; AP-2 and AP-3 Zones

- Stoops at secondary entrances should be made of brick or concrete. If made of concrete; the sidewalls and stair risers should be made of brick. As stated above, roofs with overhanging stoops are typically shed-type roofs supported by wooden brackets.

RAILINGS in the AP-1; AP-2 and AP-3 Zones

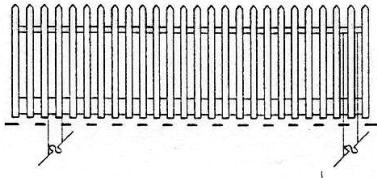
- Railings should have top and bottom rails and spindles or balusters are to be vertical and centered on the top and bottom rails. Spaces between wood rails should be tighter than on metal rails. Top rails of wood railings should have an eased profile, while the bottom rail profile may be rectangular. Wood railings should be sealed with paint or opaque primer.

OUTBUILDINGS in the AP-1; AP-2 and AP-3 Zones

- Outbuildings are permitted and must conform to standard property line setback requirements.
- Outbuildings must meet the same criteria for the main building (i.e. walls, openings and roof) in the Zone (AP-1, AP-2 or AP-3) that they are located.
- If not constructed of brick, outbuildings must be painted or stained to match the main building.
- Metal outbuildings are not permitted.

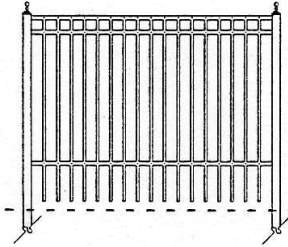
RESIDENTIAL SITING in the AP-1; AP-2 and AP-3 Zones

- First-story floors should be raised above sidewalk grade a minimum of two feet, except for garages which may be at grade.
- Exterior light fixtures should be compatible with existing types and placed so that they do not create glare for adjacent properties.
- Pre-fabricated above-surface swimming pools and spas should be permitted in the rear yard.
- Pre-fab storage sheds shall not be permitted.



- Equipment such as HVAC units, utility meters, direct-vent fireplaces, clotheslines, play equipment, hot tubs, etc should be placed in the rear yard.

FENCES in the AP-1; AP-2 and AP-3 Zones



- Fences should contribute to the site's character and not detract from the site's principal architectural features and should be compatible with adjacent sites in the neighborhood.
- Fences should be similar to existing materials within the site and within the surrounding neighborhood.
- Fences are discouraged which disrupt the harmony of the streetscape by breaking up established architectural rhythms.
- Wood, aluminum or wrought iron fences that are in keeping with the residential scale of fences in the neighborhood are permitted.
- Salt-treated wooden fences must be painted or stained.
- Wrought iron is more appropriate as architectural ornamentation and as fencing for large parcels of land such as the existing fence at Matthew Whaley School.
- Chain-link, wire, plastic, and vinyl fences are not permitted.



OTHER SITE ELEMENTS in the AP-1; AP-2 and AP-3 Zones



- Site elements include driveways, walkways, fences, walls, benches, signs, lighting, mailbox collector points, trash and dumpster enclosures, mechanical equipment and utilities, berms, drainage ditches, trees, plantings, and archaeological features.
- Site elements should contribute to the site's character and not detract from the site's principal architectural features and should be compatible with adjacent sites in the neighborhood.



- Materials for driveways and walkways should be similar to existing materials within the site and within the surrounding neighborhood.
- Mechanical equipment, utilities and trash facilities should be located unobtrusively on the site in side and rear yards and should be screened if they are visible from the street and adjacent properties by a fence or appropriate vegetation.
- Screens should be designed to minimize these elements and may be provided by a built material, which harmonizes with the building, or by a landscape buffer.
- Lighting, benches and mailbox collector points should be designed to be compatible with the surrounding neighborhood if visible from the street. Lighting wattage should be understated and compatible with the residential quality of the surrounding area.
- In commercial areas, lighting wattage should not trespass on to adjacent properties or create glare on adjacent properties or on public streets.